

COURT SQUARE ADAPTIVE REUSE

LTDA Funding Request

Lincolnton Tourism & Development Authority

Budget Meeting

Spring 2025

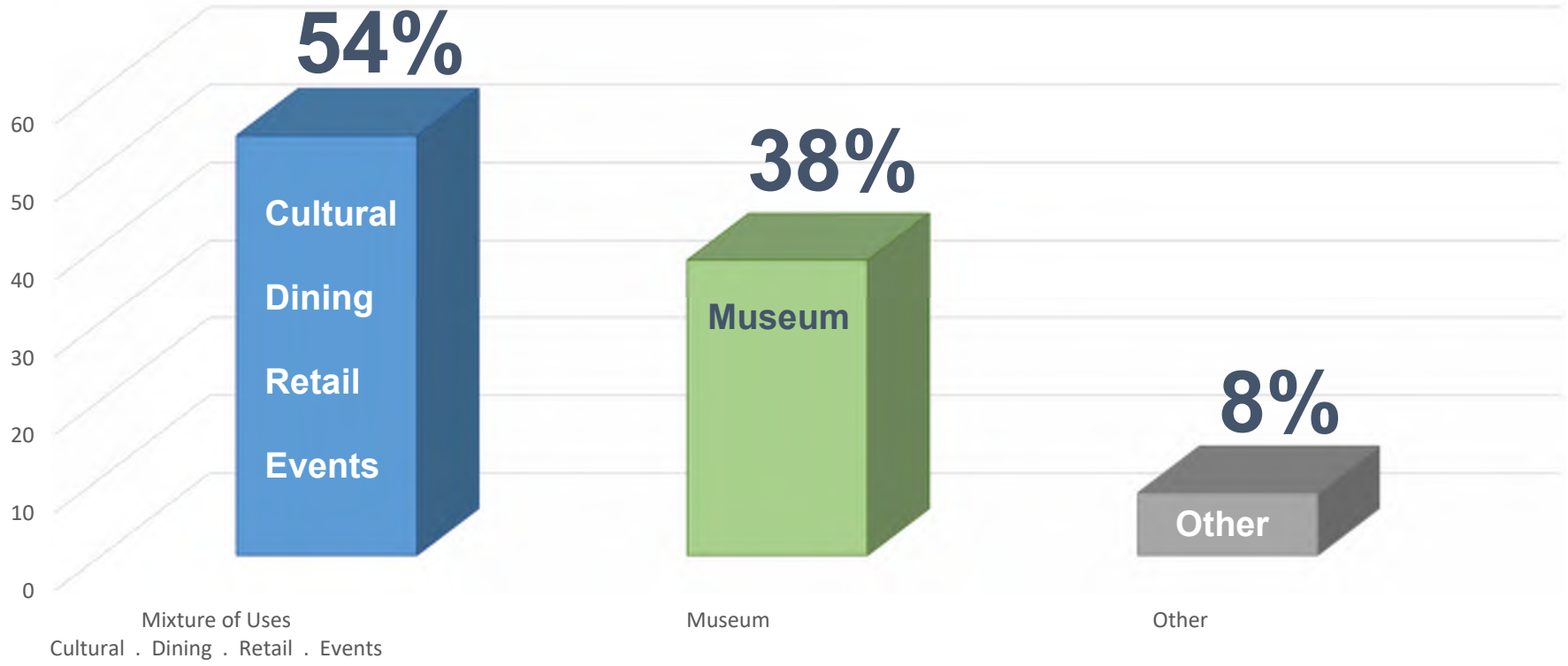
UNC SCHOOL OF GOVERNMENT Development Finance Initiative

MAURER architecture

Cope

Coaly

Citizen Survey Results

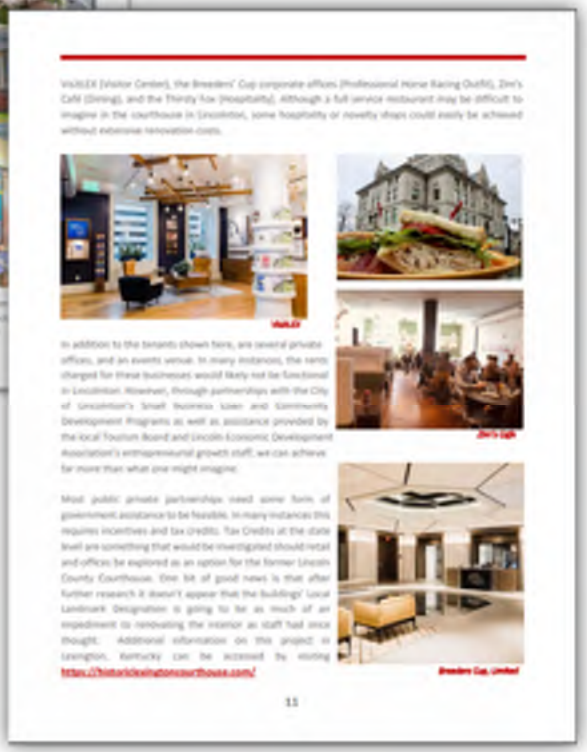


Steering Committee Highlights









Click here to open the report.

Town Square Community Center — Green Lake County, WI



Town square is not a "community center" in the traditional sense that we have come to expect. This former courthouse facility is operated and managed by a 501 (c) 3 Non-Profit entity and includes everything from a fitness center to a tap room. It is a mixed use example just as well as it is a Non-Profit, but is far from having any similarity to the museum examples in this category. This organization has a very robust recruitment and retention plan that keeps tenant spaces filled with artisan names and popular venues.



Fox Tale Brewing Co. at Town Square Tap



Artisan CO-OP and Corner Store on the lawn

The main difference in this arrangement is that the local government has not turned the building over to a singular Non-Profit, but to a managing Non-Profit whose expertise is to best utilize the space in the interest of the community. The advantages of such an arrangement are plentiful. Most notably, the impact of turnover is not as significant due to having several tenants, and renting or leasing space is a revenue generator for the local government due to retaining ownership control.

AROUND THE U.S.

Old Courthouse Arts Center — McHenry County, IL



This 30,000 square foot structure is home to Northwest Area Arts Council and Woodstock Square and includes a full Gallery operation, Art Shop, space and support for local artists, and classes for beginners. There is also a restaurant in the lower floor. The square footage and interior floorplan and layout of this courthouse are very comparable to that of the Lincoln County courthouse.

This courthouse has undergone extensive study and is currently being redeveloped in an effort to enhance the local community and promote sound economic development. It will still include the Arts Center, but will also house an additional cafe, business office space, and ground floor retail. Full renovation plans and proposals can be viewed at **https://woodstockcourthouse.wordpress.com**

This example is to show a Non-Profit Art Center and Studio, but also the possibilities of a mixed use venture that both the city and county are heavily invested in.



Public House of Woodstock

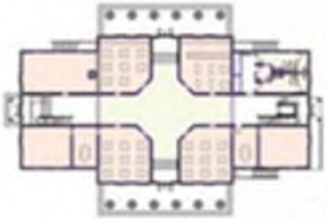


The Art Shop



FIRST FLOOR

FOOD HALL &
CULTURAL EXHIBITS





BASEMENT

BAR/LOUNGE





SECOND FLOOR

EVENT HALL &
HISTORY
COLLECTION DISPLAY





THIRD FLOOR

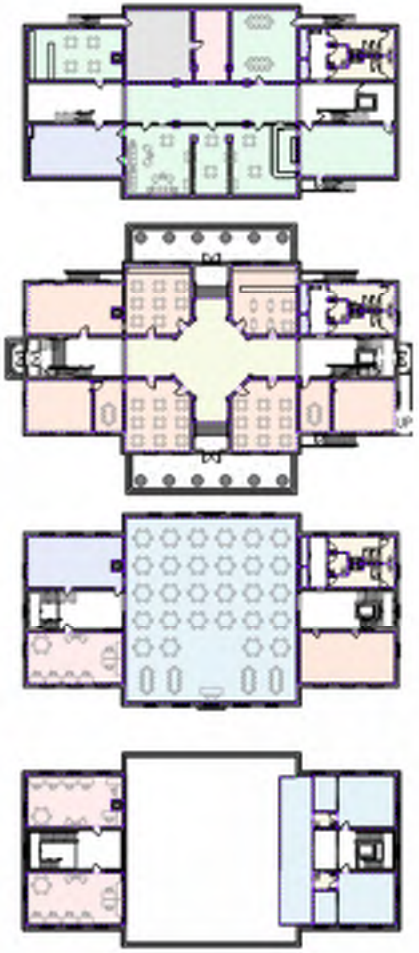
OFFICES & EVENT
SUITES





Latest News: City/County Leaders reach consensus on final design concept.

Final Design Concept



BASEMENT

BAR / LOUNGE /
COMEDY CLUB

FIRST FLOOR

FOOD HALL &
CULTURAL EXHIBITS

SECOND FLOOR

EVENT HALL &
SUPPORT SPACES

THIRD FLOOR

EVENT SUPPORT SPACE &
EVENT SUITES



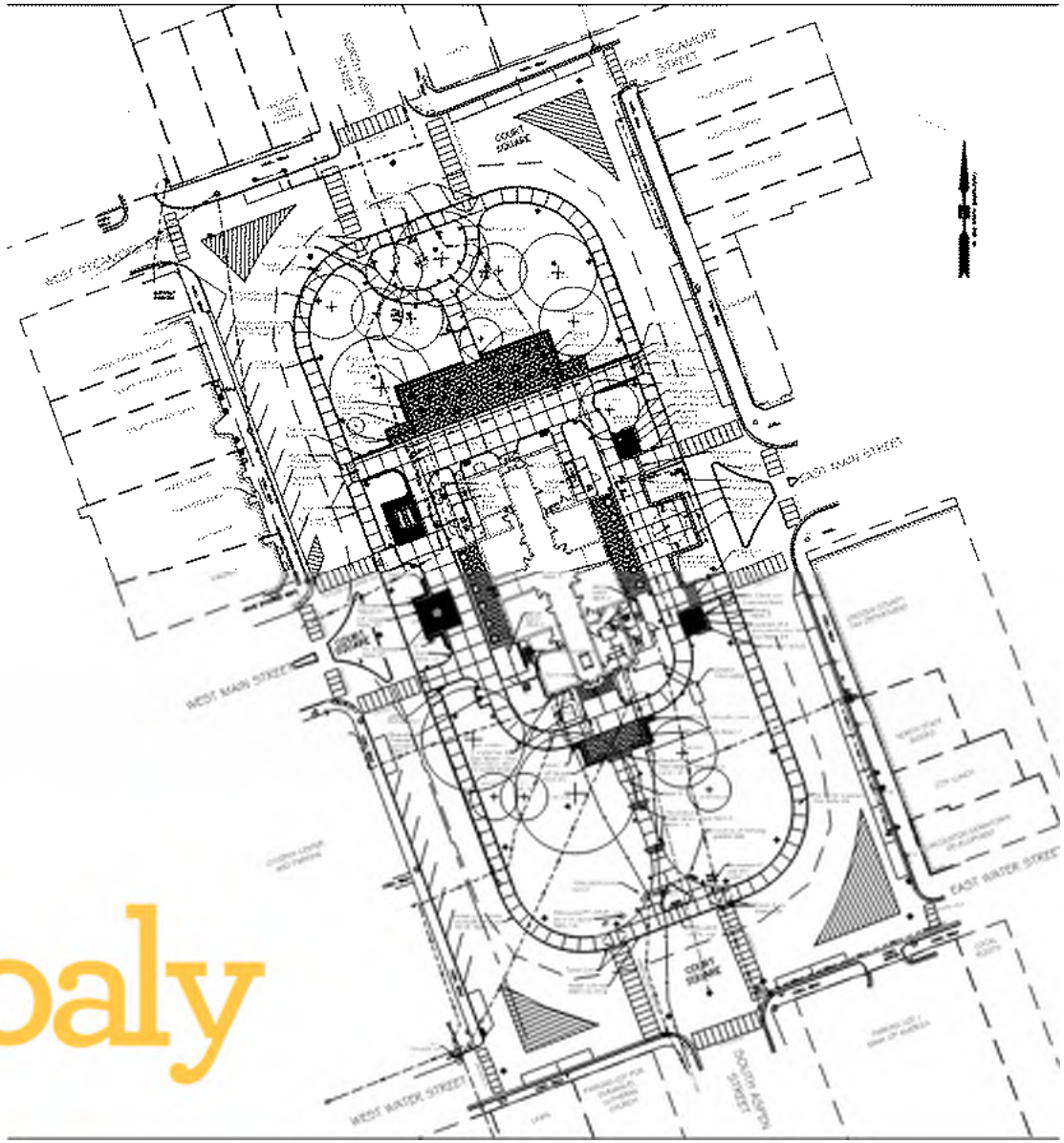
FINAL CONCEPT

RESTORE UPPER LEVELS
TO HISTORIC LAYOUT





The Grounds



- ✓ Formal Space for Memorials
- ✓ New Statue of Benjamin Lincoln
- ✓ **Formal Outdoor Dining Space w/ String Lighting**
- ✓ New Space for Outdoor Music & Events
- ✓ **Lawn Dining Space w/ Ball Lights**
- ✓ Better Pedestrian Connectivity in all 4 directions
- ✓ Coordinated with City Streetscape Plan
- ✓ Site Lighting & Bollard Lighting
- ✓ All new sidewalks with **Bike Racks**

Coaly

Community



Lincolnton NC

LEDA

UNC SCHOOL OF GOVERNMENT

sbtdc Your business. Better.

LINCOLN COUNTY HISTORICAL ASSOCIATION

DOWNTOWN LINCOLNTON Development Association

LINCOLNTON / LINCOLN COUNTY CHAMBER OF COMMERCE

LTDA LINCOLNTON TOURISM DEVELOPMENT AUTHORITY





North Carolina State Historic Preservation Office

Department of Natural and Cultural Resources
Office of Archives and History

PRESERVATION NORTH CAROLINA

Saving Places That Matter to the Diverse People of North Carolina

UNC PEMBROKE



Tourism & Development Related Project Costs

	Item Description	Project Amount
	Memorial Spaces	$ 91,500
	South Concourse	$133,219
	Performance Area Concourse (East elevation)	$215,520
	Ball Lights (Suspended from Trees)	$4,718
	String Lights (Overtop Northside Dining Area)	$4,757
	Tables & Chairs	$73,911
	Trash Receptacles *	$20,014
	Bike Racks	$9,179
TOTAL		**$552,818**



2025 Request to LTDA

Priority	Item Description	Request
1	Ball Lights (Suspended from Trees)	$4,718
2	String Lights (Overtop Northside Dining Area)	$4,757
3	Tables & Chairs	$73,911
4	Trash Receptacles *	$4,000
5	Bike Racks	$9,179
TOTAL		**$96,565**



Tourism & Development Related Costs vs. Project Request Comparison

	Item Description	Project Amount	Request	
	Memorial Spaces	$ 91,500	$0	
	South Concourse	$133,219	$0	
	Performance Area Concourse (East elevation)	$215,520	$0	
	Ball Lights (Suspended from Trees)	**$4,718**	**$4,718**	
	String Lights (Overtop Northside Dining Area)	**$4,757**	**$4,757**	
	Tables & Chairs	**$73,911**	**$73,911**	
	Trash Receptacles *	**$20,014**	**$4,000**	
	Bike Racks (Optional)	**$9,179**	**($9,179)**	
TOTAL		~~$552,818~~	**$96,565**	**($87,386)**



Tables & Chairs

MAGLIN™
Site Furniture



FORO

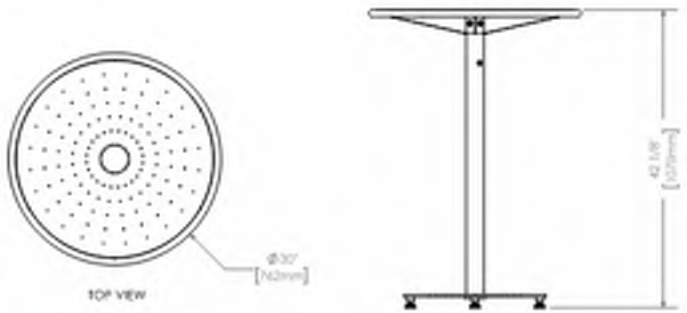
MTB-1700-00009

Legacy # FRT1700-BH-RD-M1-FS-30



MATERIALS:	The top is laser cut steel with a steel tube outer ring. The table base is constructed of steel plate. The center post is steel tube.
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The table comes pre-assembled. 4 leveling feet are provided.
TO SPECIFY:	Select MTB-1700-00009 Choose: - Powdercoat Color

HEIGHT: 42.13" (107.0cm) DIAMETER: 30" (76.2cm) WEIGHT: 67.87lbs (39.9kg)



MAGLIN
Site Furniture

T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.

FORO

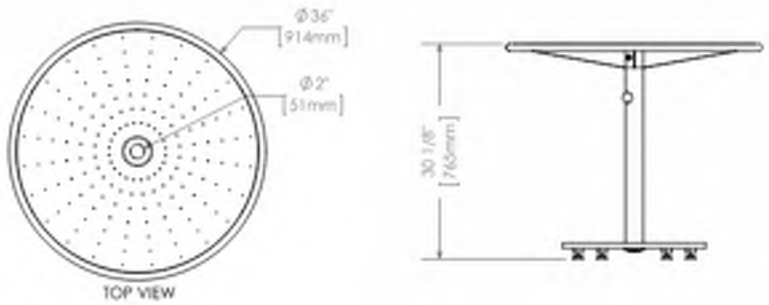
MTB-1700-00103

Legacy # FRT1700-RD-M1-FSU-36



MATERIALS:	The table base is constructed of steel plate and the post is steel tube. The top is laser cut steel with a steel tube outer ring.
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The table comes pre-assembled with 4 leveling feet.
TO SPECIFY:	Select MTB-1700-00103 Choose: - Powdercoat Color

HEIGHT: 30.13" (76.5cm) DIAMETER: 36" (91.4cm) WEIGHT: 125.20lbs (56.8kg)



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FORO

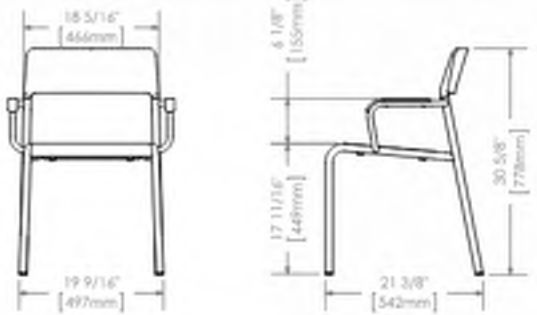
MCH-1700-00002

Legacy # FRC1700-MSF-M1-A



MATERIALS:	The chair frame is constructed from steel tube. The seat is laser formed steel. The back is made of a solid aluminum casting.
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The chairs come pre-assembled, and can be stacked and stored 4 chairs high.
TO SPECIFY:	Select MCH-1700-00002 Choose: - Powdercoat Color

HEIGHT: 30.63" (77.8cm) WIDTH: 19.56" (49.7cm) DEPTH: 21.4" (54.2cm) WEIGHT: 19.17lbs (8.7kg)



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FORO SERIES

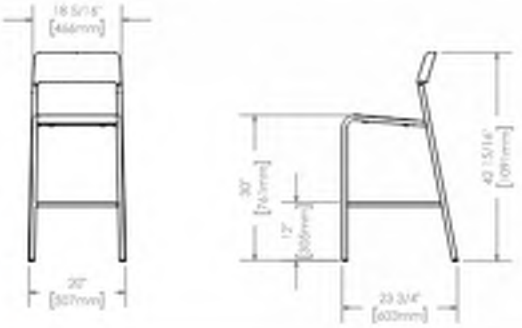
MCH-1700-00005

Legacy #FRST1700-BH-MSF-M1



MATERIALS:	The stool frame is constructed from steel tube. The seat is laser formed steel. The back is made of a solid aluminum casting.
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The stools come pre-assembled.
TO SPECIFY:	Select MCH-1700-00005 Choose: - Powdercoat Color

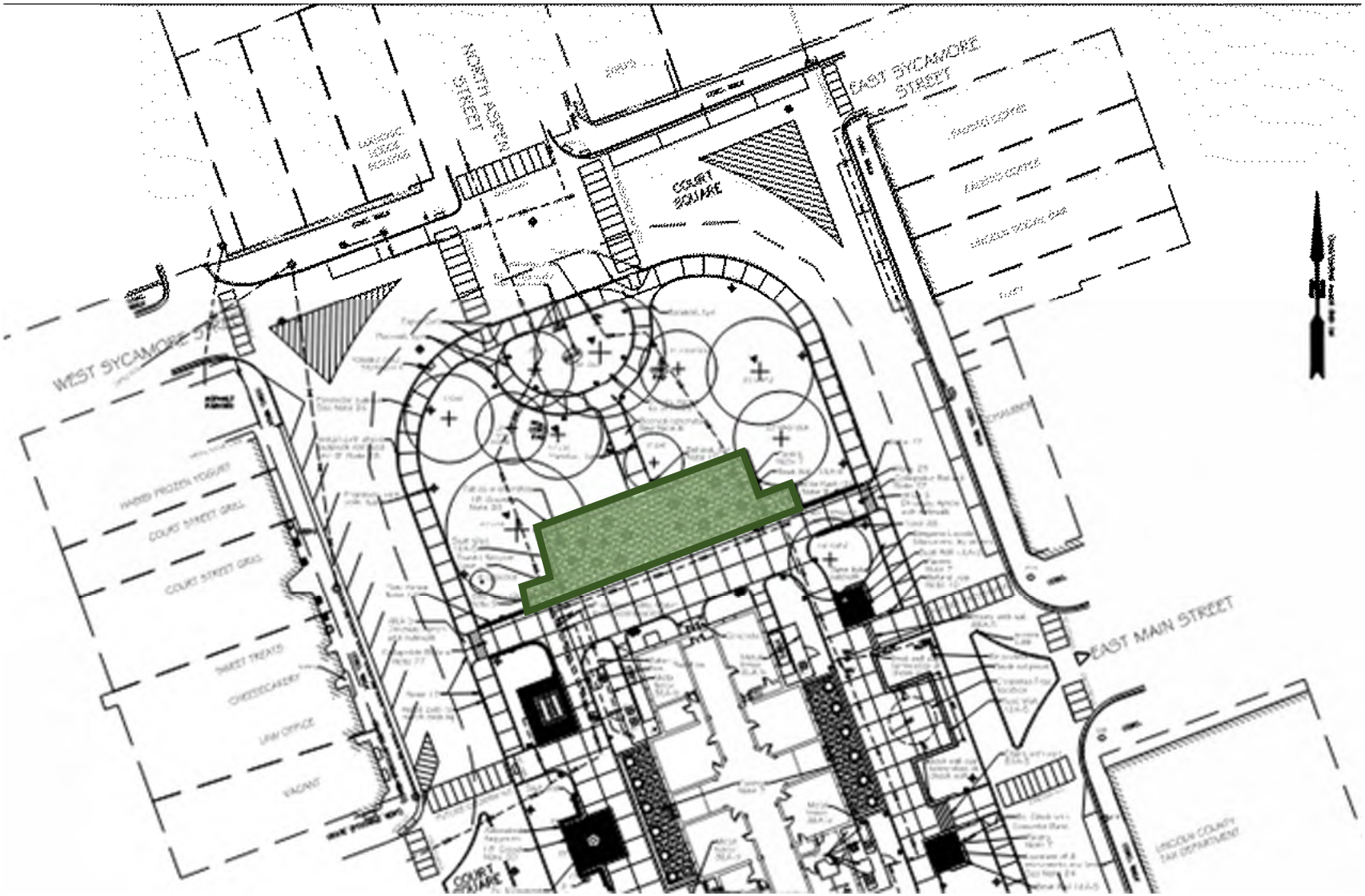
HEIGHT: 42.94" (109.1cm) WIDTH: 20" (50.7cm) DEPTH: 23.75" (60.3cm) WEIGHT: 22.82lbs (10.26kg)



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NORTH ASPEN STREET
EAST SYCAMORE STREET
COURT SQUARE
WEST SYCAMORE ST
EAST MAIN STREET
COURT SQUARE

String Lights

UNIQUE
LIGHTING SYSTEMS®



UNIQUE
LIGHTING SYSTEMS®

Bistro Lights
String Light
Outdoor Living Series



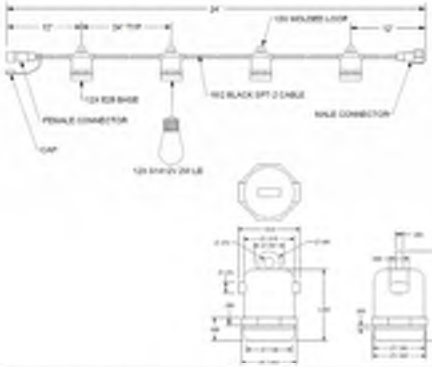
A great addition to any outdoor
job, bistro lights add a touch of
elegance and ambience for
entertaining. The unique 12 VA
llows these lights to be powere
nd controlled remotely with
on your mobile device.

Why Outdoor Living | Mobile Apps | Where to Buy

PRODUCT SPECIFICATIONS

PROJECT:	
MODEL #:	
LAMP(S):	
NOTES:	

24" STRAND | S14 LED LAMP | 12V INPUT
12 LAMPS INCLUDED | WET LOCATION RATED | MALE & FEMALE QUICK LINK CONNECT



Specifications:

- **1Watt** - 1W Edison-style S14 LED lamps
- **2 Watt** - 2W Edison-style S14 LED lamps
- 16 AWG weather proof cable
- 12V AC power input
- Quick connect link between strands
- Molded loop at each socket for cable mounting
- 1W - 0.74 VA, 2W - 1.62 VA (per lamp)
- 1W - 89 lumens, 2W - 208 lumens (per lamp)
- Dimmable on low voltage side
- 5 year limited warranty

Light Distribution Cones:

N/A



Part Numbers:

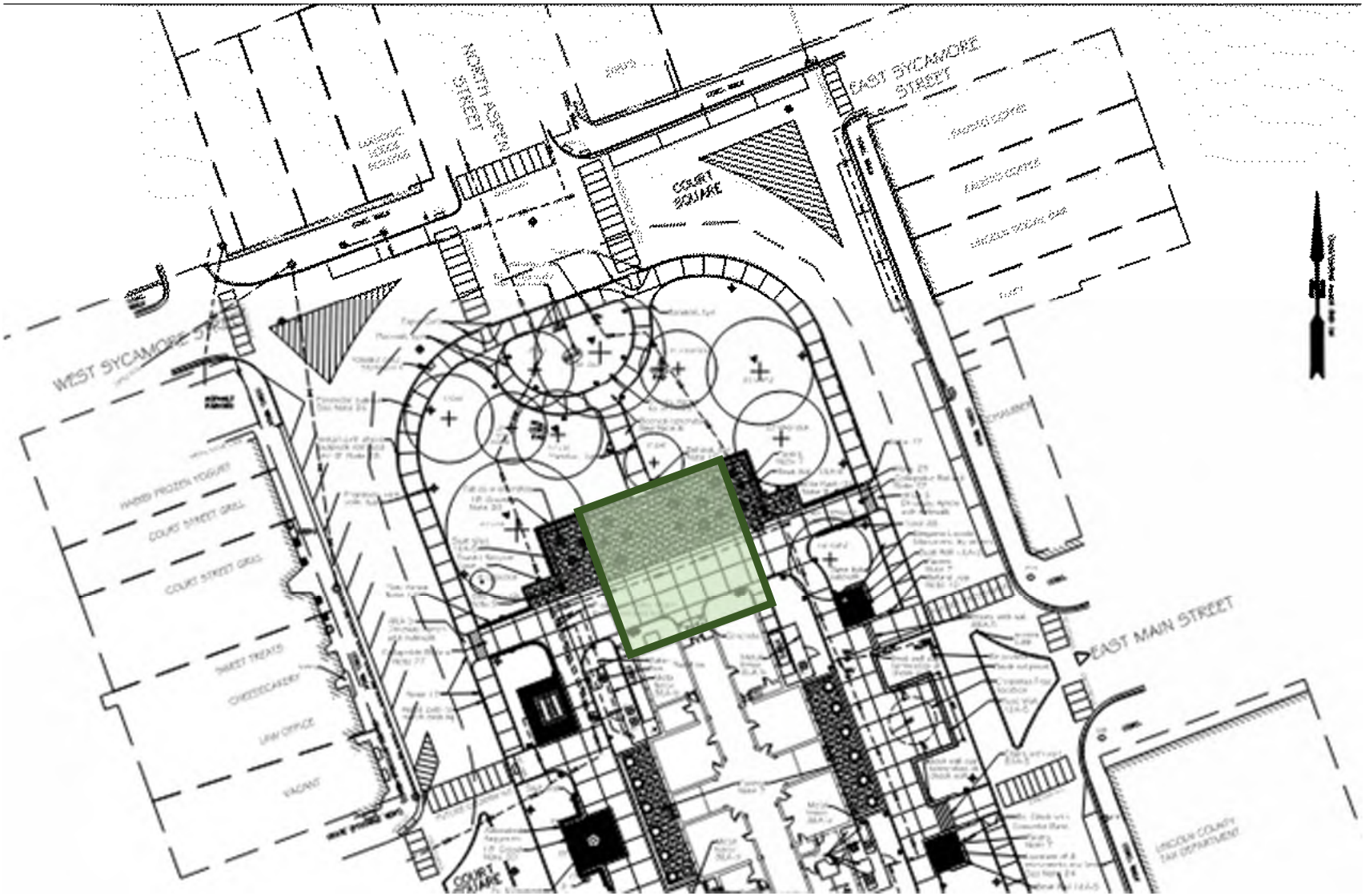
LED-BISTRO-12V
LED-1W-BISTRO-12V

Replacement Lamps:

LED-1W-S1422K
LED-2W-S1427K

360° BEAM SPREAD | 82+ CRI | AMC | HUB READY

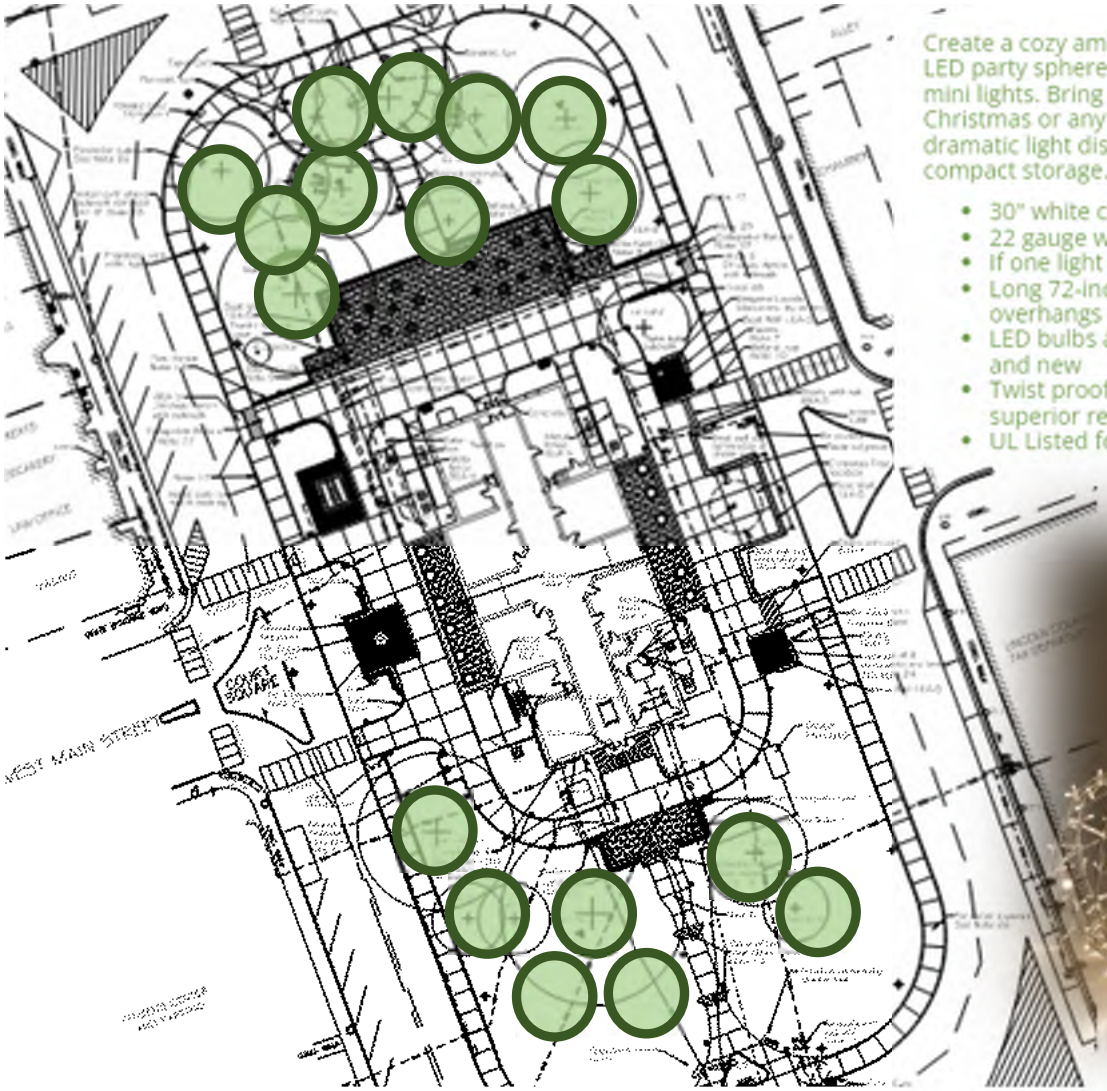
Unique Lighting Systems® reserves the right to modify the design and/or construction of the fixture shown without further notification.


NORTH ASPEN STREET
EAST SYCAMORE STREET
COURT SQUARE
WEST SYCAMORE ST
EAST MAIN STREET
COURT SQUARE

Ball Lights

YARD ENVY





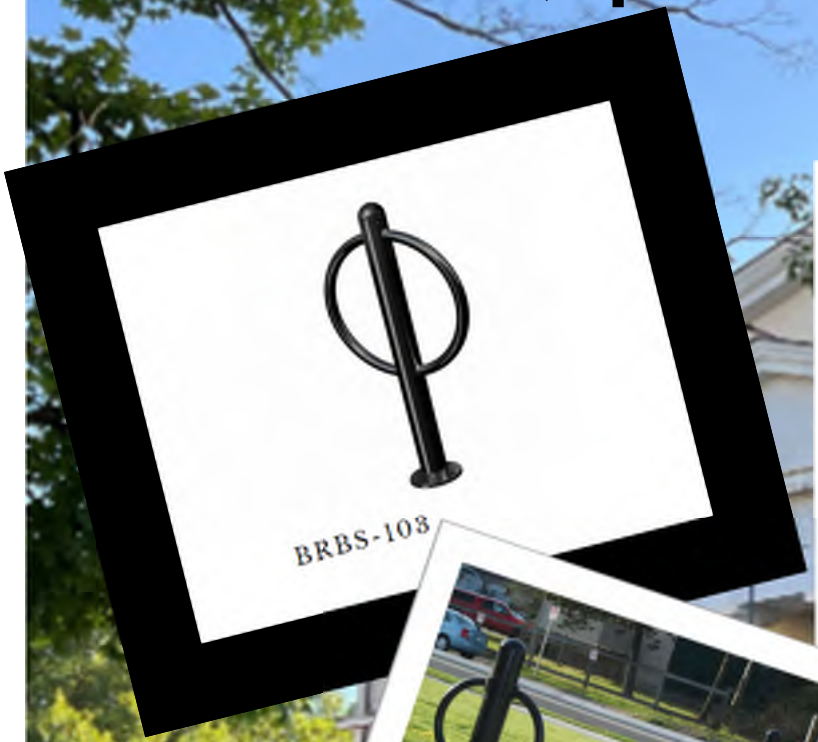
Create a cozy ambiance at your next event when you decorate with warm white LED party spheres. These vibrant balls of light are wrapped with warm white mini lights. Bring these versatile decorations out for weddings, Easter, Christmas or any occasion. Mix and match different sizes and colors to create a dramatic light display. When the celebration is over, simply collapse for easy compact storage.

- 30" white commercial light ball with 324 warm white LED lights
- 22 gauge wire, 120 volt, rated for indoor / outdoor use
- If one light goes out, the rest stay lit
- Long 72-inch leads make hanging easy, especially when hanging from overhangs and branches
- LED bulbs are built to withstand wear and tear and remain looking vivid and new
- Twist proof bulbs prevent rotation during installation and storage for superior reliability
- UL Listed for quality and assurance



Bike Racks (optional)

VICTOR STANLEY®





Bike Rack with a 3 in (76 mm) OD tubular steel post flanked by a 1 5/16 in (33 mm) tubular steel ring.

CAPACITY

2 bikes.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

OPTION

Powder coat over galvanized finish. Surface mount. In-ground mount.

RETURN TO STANDARD VIEW

FEATURES

3-in (76 mm) Steel Tubing

MATERIAL

Tubular Steel

CAPACITY

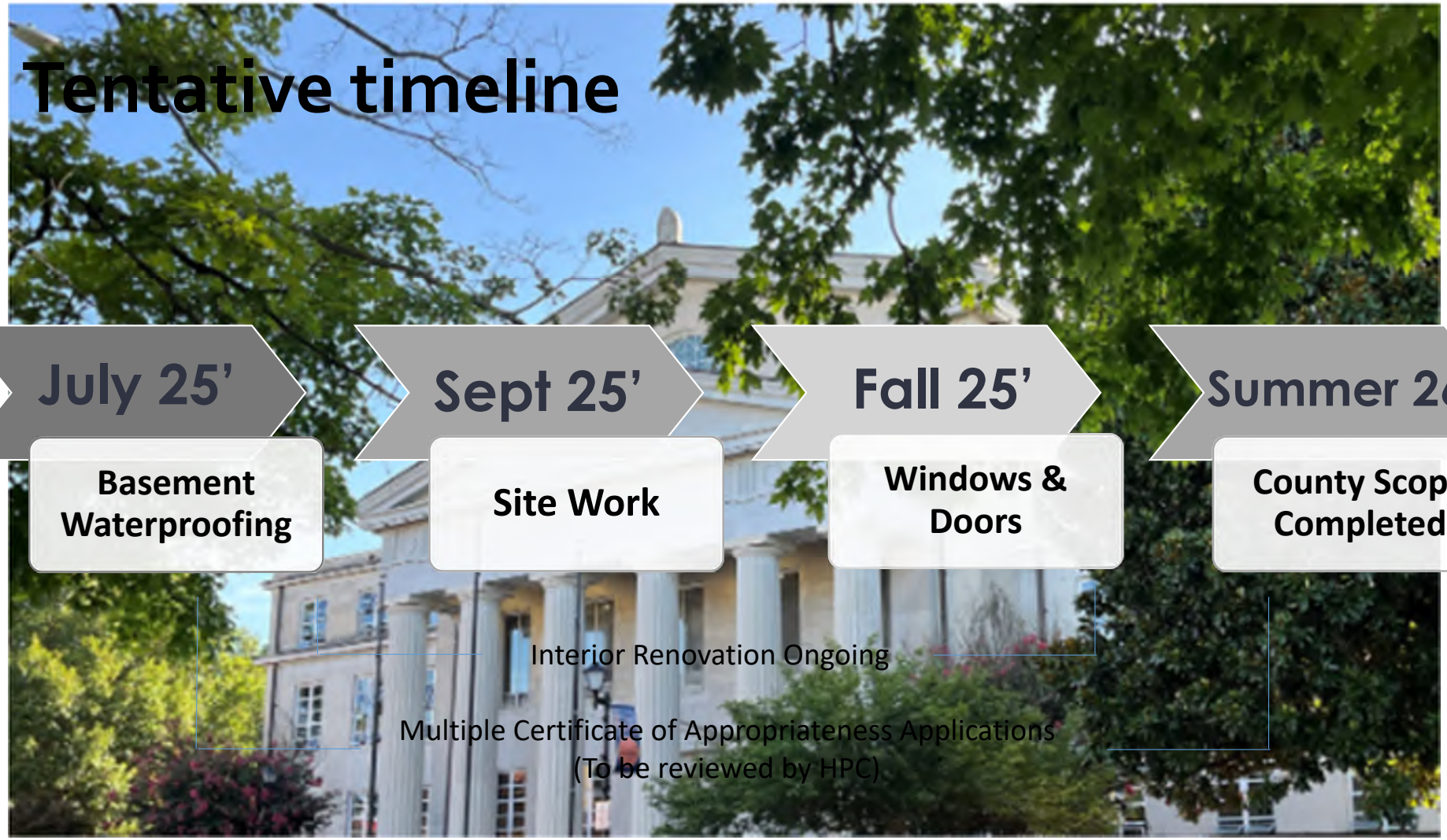
2 Bikes

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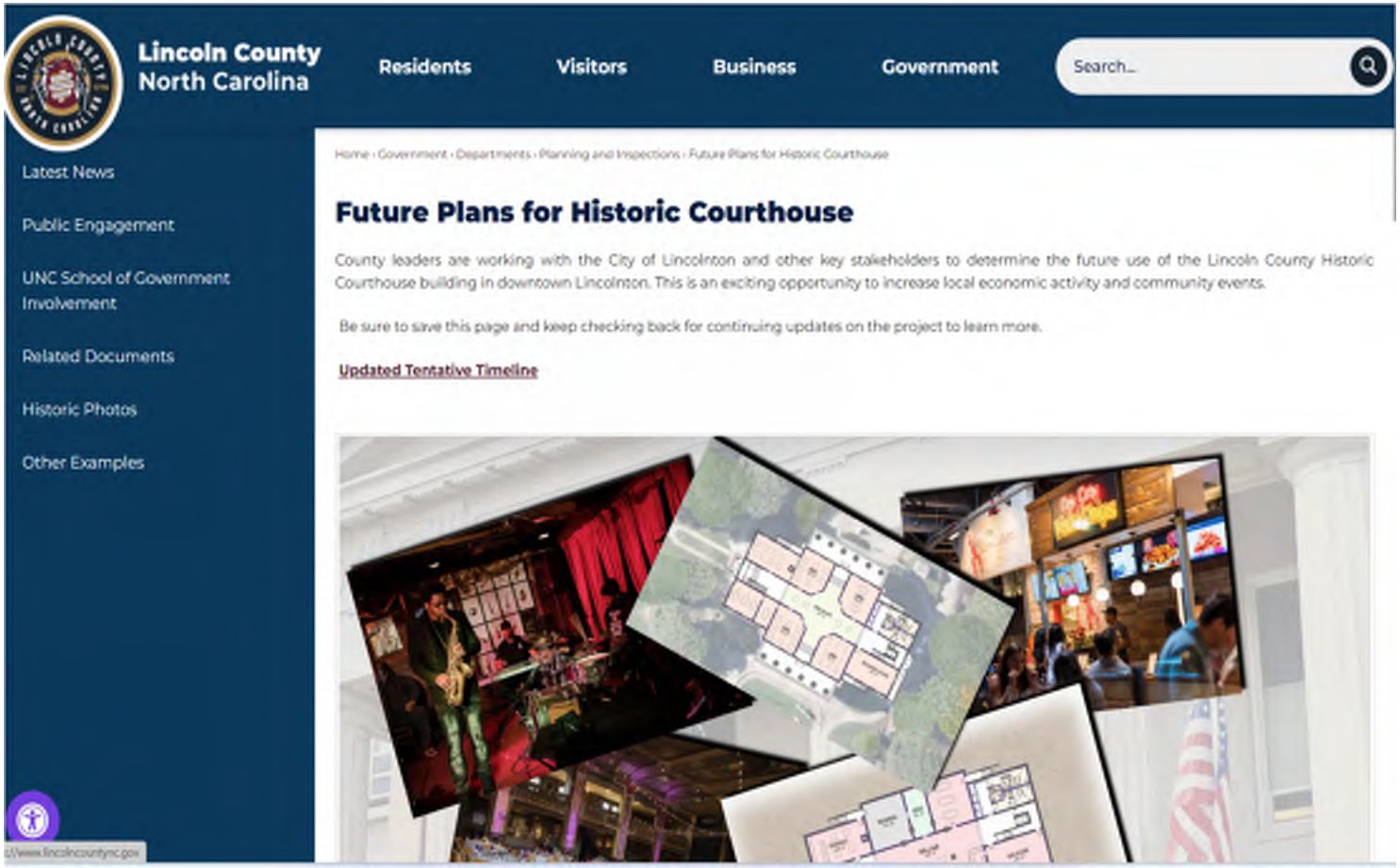
Tentative timeline



July 25’	Sept 25’	Fall 25’	Summer 26’
Basement Waterproofing	Site Work	Windows & Doors	County Scope Completed

Interior Renovation Ongoing

Multiple Certificate of Appropriateness Applications
(To be reviewed by HPC)



https://www.lincolncountync.gov/2413/Future-Plans-for-Historic-Courthouse


Questions?
BELK-SCHR
WE CLOTHE THE
FOR

Contact Information

Joshua L. Grant, MPA
PLANNING & INSPECTIONS MANAGER

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